151.0	0002	0011.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,200 /	775,200
					USE VALUE:	775,200 /	775,200
					ASSESSED:	775,200 /	775,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
360		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUMMINGS JOSEPH E
Owner 2:	
Owner 3:	
Street 1:	360 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1368 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5156.000	311,800	3,700	459,700	775,200
Total Card	0.118	311,800	3,700	459,700	775,200
Total Parcel	0.118	311,800	3,700	459,700	775,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.67 /Parcel: 566.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

99976

GIS Ref

GIS Ref

Insp Date

10/29/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	311,800	3700	5,156.	459,700	775,200		Year end	12/23/2021
2021	101	FV	302,700	3700	5,156.	459,700	766,100		Year End Roll	12/10/2020
2020	101	FV	303,000	3700	5,156.	459,700	766,400	766,400	Year End Roll	12/18/2019
2019	101	FV	240,100	3700	5,156.	431,000	674,800	674,800	Year End Roll	1/3/2019
2018	101	FV	240,100	3700	5,156.	356,300	600,100	600,100	Year End Roll	12/20/2017
2017	101	FV	240,100	3700	5,156.	327,600	571,400	571,400	Year End Roll	1/3/2017
2016	101	FV	240,100	3700	5,156.	298,800	542,600	542,600	Year End	1/4/2016
2015	101	FV	234,300	3700	5,156.	293,100	531,100	531,100	Year End Roll	12/11/2014

!11836!

PRINT

Date	Time
12/30/21	13:12:25

LAST REV

Date	Time
04/15/20	08:45:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11836

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11653-737		3/18/1969			No	No		Margaret P Cummings dod 1/23/2020

USER DEFINED

Prior Id # 1:	99976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/8/2015	1520	Re-Roof	8,695					

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2008	Meas/Inspect	189	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
11/23/1999	Meas/Inspect	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5156		Sq. Ft.	Site		0	80.	1.11	9									459,746						459,700	

Total AC/HA:	0.11837	Total SF/SM:	5156	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	459,746	Spl Credit		Total:	459,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.91846561
Adj $ / SQ:	161.191
Other Features:	79500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	383051
Depreciation:	71247
Depreciated Total:	311804

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

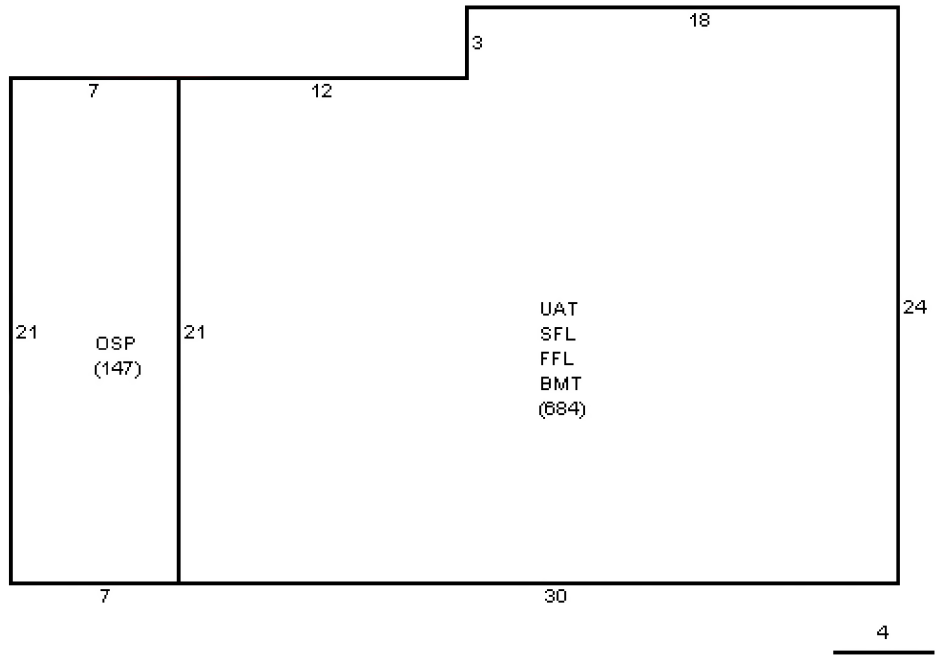
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	177.31
Special Features:	0	Val/Su Net:	131.56
Final Total:	311800	Val/Su SzAd	227.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	684	48.360	33,076
FFL	First Floor	684	161.190	110,254
SFL	Second Floor	684	161.190	110,254
UAT	Upper Attic	171	64.480	11,025
OSP	Screen Porch	147	28.010	4,118

Net Sketched Area:	2,370			Total:	268,727
Size Ad	1368	Gross Area	2883	FinArea	1368

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0011.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700